

GOVERNMENT OF TELANGANA

ABSTRACT

SCHEDULED CASTES DEVELOPMENT DEPARTMENT – SCSP-2014-2015 - GREATER HYDERABAD MUNICIPAL CORPORATION- IDH Colony (Infectious Diseases Hospital) and other four slums namely Ammuguda, Pardhiwada, Bhagat Singh Nagar, Subash Chandra Bose Nagar slums - Dilapidated houses-Construction of new houses in (G+2) pattern with Living hall, 2 Bed rooms, Kitchen and necessary bath & toilet with 580 Sft. – Administrative sanction and Release of funds for Rs.3654.00 Lakhs (Rupees three thousand six hundred and fifty four lakhs only) – Orders – Issued.

SCHEDULED CASTE DEVELOPMENT (SCP) DEPARTMENT

G.O.MS.No. 13.

Dated:30.09.2014

Read the following:-

1. Shri Kalvakuntla Chandrashekar Raogaru, Hon'ble Chief Minister, Govt. of Telangana, visit to the IDH Colony (Infectious Diseases Hospital) on 01.09.2014.
2. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad Lr.No.55/EE(H-H)/JNNURM/GHMC /Hyd/2009, Dated: 26.09.2014.

In the reference 2nd read above, the Commissioner, Greater Hyderabad Municipal Corporation has stated that the IDH Colony (Infectious Diseases Hospital) is located in Ward No. 145 (Padma Rao nagar SC (W) of circle (18)) Greater Hyderabad Municipal Corporation, wherein (360) houses in 11 blocks were constructed in the year 1969, as a part of Slum Development Programme (SDP) by the erstwhile Municipal Corporation of Hyderabad (MCH). The above 11 blocks were constructed with brick load bearing walls in (G+2) type of structure using lime mortar and handed over to the beneficiaries along with property rights. Out of these 11 blocks, reconstruction of 4 blocks which were in dilapidated condition were taken up by the erstwhile Andhra Pradesh State Housing Corporation Ltd (APSHCL) under Valmiki Ambedkar Awaaz Yojana (VAMBAY) and completed 1 block and handed over and transferred the balance (3) blocks which were in progress to the Greater Hyderabad Municipal Corporation along with other Jawaharlal Nehru National Urban Renewal Mission (JNNURM) Housing Programme of Hyderabad District. Greater Hyderabad Municipal Corporation has taken up balance works for these (3) blocks and completed and the residents occupied the same. The Commissioner & Special Officer, Greater Hyderabad Municipal Corporation has sanctioned 288 houses on 14.10.2009 at IDH colony under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) to reconstruct the dilapidated existing houses (i.e., 7 Blocks) which are constructed in (G+2) pattern of Housing. But the beneficiaries refused to vacate their existing houses to take up the work with a demand that, they want (G+2) pattern and the minimum area of 450 Sq. fts. as per their present occupation which is against the norms of the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) guidelines. Hence the construction could not be taken up and the houses were transferred to other places as per the approval of District In charge Minister & based on the proposal of the Collector, Hyderabad.

2. The Commissioner, Greater Hyderabad Municipal Corporation has further stated that the Hon'ble Chief Minister, Govt. of Telangana announced a slew of measures to improve the living standard's of weaker section families in the IDH colony, Bhoiguda, Secunderabad during his inspection on 01-09-2014 in the evening after a section of the roof of a block (G+2) had collapsed in the wee hours of 30-08-2014 and the Hon'ble Chief Minister has personally inspected the dilapidated condition of houses which was constructed in 1969 and occupied since 1972 along with the Principal Secretary MA&UD, Principal Secretary, Panchayat Raj and Rural Development, Commissioner, Greater Hyderabad Municipal Corporation and other officials. The Hon'ble Chief Minister has announced that in 5 months, the IDH colony along with four other slums i.e., Ammuguda Huts, Subhash Chandrabose nagar, Parthiwada and Bhagathsingh Nagar will be converted into a Model Housing colony and issue land Pattas to the beneficiaries along with social infrastructure like School, Vegetable Market, Community Hall and other basic amenities like under ground drainage and drinking water supply. The Hon'ble Chief Minister has informed the residents of above (5) slums to vacate the dilapidated blocks immediately so as to construct new houses and also informed that the residents need not pay the beneficiary contribution and the Bank Loan, as the Government will meet the entire cost of the Project.

3. The Commissioner, Greater Hyderabad Municipal Corporation has further stated that as per the instructions of Hon'ble Chief Minister, Govt. of Telangana, the household survey was conducted by the Urban Community Development (UCD) wing of Greater Hyderabad Municipal Corporation from 02.09.2014 to 06.09.2014. The details of colony and cluster of slums is as follows:-

Table-1

Details of occupants of the Housing Colonies

Sl. No.	Name of the Slum	No. of Pattas issued	Remarks
1.	IDH Colony	216	At IDH Colony, 360 Pattas issued out of which 144 houses were reconstructed and the balance 216 in dilapidated condition are taken in to consideration.
2.	Ammuguda	101	101 Houses to be constructed
3.	Subhash Chandrabose nagar	26	26 Houses to be constructed
4.	Bagath singh Nagar	12	12 Houses to be constructed
5.	Parthiwada	31	31 Houses to be constructed
TOTAL		386	-

Out of 386 beneficiaries, 276 belongs to Scheduled Castes(SC's), 31 belongs to Scheduled Tribes(ST's) and 79 belongs to Backward Communities (BC's), Others Castes (OC's) and Minority Communities i.e., majority of the slum population belongs to SCs Community. The layout has been prepared with integration of all the above slums from which the area of the above cluster of slums is AC 6-10 guntas. The Hon'ble MLA, Sanathnagar has conducted a meeting with all households in the above colonies on 07.09.2014 and explained the details about the plan and layout. The beneficiaries have accepted for construction of new houses in (G+2) pattern with 580 Sq.fts plinth area for 386 beneficiaries. The Hon'ble Chief Minister has instructed Prof. Sri Ghanta Chakrapani and Sri Deshapathi Srinivas, Officer on Special Duty (OSD) in the Chief Minister's Office to interact with the people and to know their views on the proposed new housing Colony.

4. Accordingly, Prof. Sri Ghanta Chakrapani and Sri Deshapathi Srinivas, OSD have visited the IDH Colony on 17.09.2014 and interacted with the people to know the views of the people on the proposed new housing Colony. They have recommended the following features for the proposed housing colony:-

- (i) It is going to be a Model Housing Colony and a great gesture on part of the Government.
- (ii) Construction of the each flat should be atleast 575 – 580 Sft (including common area) as against the proposal of Greater Hyderabad Municipal Corporation 537Sft.
- (iii) The Model Housing Colony layout would be prepared by the Greater Hyderabad Municipal Corporation, Hyderabad.
- (iv) In the place of (G+2), it may be considered (G+3) to get more flats with less cost. The extra flats can be utilized for future needs.
- (v) Near Temple area some more shops and commercial places may be constructed for the convenience of the people. Money partially can be generated by auctioning these shops.

As per discussions of the Commissioner, Greater Hyderabad Municipal Corporation with Prof. Sri Ghanta Chakrapani and Hon'ble Chief Minister on 23.09.2014, the 2BHK plan (Bed Rooms, Hall and Kitchen) and layout is finalized with living hall, 2 Bed rooms with

Kitchen and necessary bath and toilet with 580 Sq.fts (54.0 Sqm) plinth area as per the existing Town Planning norms. About the layout and the House plan in (G+2) pattern in 33 blocks were discussed with the Chief City Planner in the presence of the Commissioner, Greater Hyderabad Municipal Corporation and finalized the layout and Plan to take up the construction of 396 houses in 33 Blocks in (G+2) pattern of housing in place of dilapidated houses at IDH Colony and at Ammuguda, Subhash Chandrabose Nagar, Parthiwada and Bhagath Singh Nagar in place of kucha houses, as per the town planning norms

5. The Commissioner, Greater Hyderabad Municipal Corporation has further stated that the detailed estimates has been prepared with Standard Schedule of Rates (SSR) (2014-15) for construction of houses in (G+2) pattern but the structural designs are being prepared for (G+3) for future vertical expansion of housing.

Table-2

The details of the estimates for housing and infrastructure are as follows.

Sl. No.	Description of Item	Amount in Rs. Lakhs.
A	HOUSING (G+2 Pattern)	
1	Construction of 33 Blocks for Housing (G+2 Structure and 4 dwelling units (DUs) in each floor. Each DU area 580 SFT) 396 Houses @ Rs.1362/- Sft at Unit Cost of Rs. 7.90 lakhs/DU.	3128.40
	Sub Total (Housing)	3128.40
B	INFRASTRUCTURE	
1	Roads	116.00
2	Storm water Drains	55.96
3	Sewerage Lines	74.36
4	Water Supply	32.28
	Sub Total (Infrastructure)	278.60
C	External Services	
1	Transformer and Electrical Connection Charges	72.00
2	Water Supply Charges to HMWS & SB (L.S)	30.00
	Sub Total (External Services)	102.00
D	SOCIAL INFRASTRUCTURE	
1	Civic Amenities such as shops (L.S)	50.00
2	Parks & Vegetable Market (L.S)	35.00
	Sub Total (Social infrastructure)	85.00
E	Others	
1	Dismantling of existing buildings, clearing and leveling of land (L.S)	60.00
	Sub Total	60.00
	Grand Total	3654.00

6. Commissioner, Greater Hyderabad Municipal Corporation has further stated that the above houses may be taken up in four packages as shown below, so as to complete at an early date

PACKAGE NO.1:- Construction of 108 Houses (9 blocks) at IDH colony in (G+2) pattern with an estimated Cost of Rs.853.20 Lakhs.

PACKAGE NO.2:- Construction of 96 Houses (08 blocks) at IDH colony, Subhash Chandra Bose Nagar and Bhagath Singh Nagar in (G+2) pattern with an estimated Cost of Rs.758.40 Lakhs.

PACKAGE NO.3:- Construction of 96 Houses (8 blocks) at Ammuguda Huts, Parthiwada in (G+2) pattern with an estimated Cost of Rs.758.40 Lakhs.

PACKAGE NO.4:- Construction of 96 Houses (8 blocks) at Ammuguda Huts, Parthiwada in (G+2) pattern with an estimated Cost of Rs.758.40 Lakhs.

Providing of Infrastructure facilities like roads, sewerage lines and water supply etc with an estimated Cost Rs. 525.60 Lakhs.

Total amount put together for the above four packages and infrastructure: Rs. 3654.00 Lakhs. The above proposal is being placed before the Council, Greater Hyderabad Municipal Corporation through Standing Committee for approval for construction of 396 new houses at the above (5) slums with an estimated cost of Rs.3654.00 Lakhs (Rupees three thousand six hundred and fifty four lakhs only).

7. The Commissioner, Greater Hyderabad Municipal Corporation has therefore requested the Government to accord administrative sanction from the budget of Scheduled Castes Sub-Plan (SCSP) and Tribal Sub Plan(TSP) or other source of funds and release the funds for construction of (396) houses in (G+2) pattern in 33 Blocks in four packages for construction of houses and category wise infrastructure as mentioned with an estimated cost of Rs.3654.00 Lakhs, pending approval of the Standing Committee & General Body, Greater Hyderabad Municipal Corporation in view of urgent nature of work as per instructions of Hon'ble Chief Minister, as the Hon'ble Chief Minister is likely to lay the foundation stone on Dussheera i.e., on 03.10.2014.

8. Government has carefully examined the matter and observe that the proposed scheme of construction of housing colony along with the title deeds to the occupants of 386 houses which are located in IDH Colony (216 units), followed by Ammuguda (101 units), Subhashchandra Bose Nagar (26 units), Bhasgatsing Nagar (12 units) and Parthivada (31 units) respectively. The Community wise brake up of the above 386 units are as follows:-

- 276 units belonging to Scheduled Castes
- 79 units belonging to Backward Classes, OCs and Minorities and
- 31 units belonging to scheduled Tribes
- Grand total 386 units.

9. Accordingly, Government accord administrative sanction for construction of 396 houses in G+2 pattern with living hall, 2 Bed rooms, kitchen and necessary bath & toilet with 580 Sft. in 33 Blocks in four packages as at para (6) above with an estimated cost of Rs.3654.00 Lakhs (Rupees three thousand six hundred and fifty four lakhs only) pending approval of the Standing Committee & General Body, Greater Hyderabad Municipal Corporation duly meeting the expenditure from SCSP and TSP 2014-15 in respect of 276 units belonging to Scheduled Castes beneficiaries and 31 units belonging to Scheduled Tribes and to meet the cost of the remaining housing units in respect of 79 units belonging to Others Castes, Backward Classes and the Minority Communities from general budget of Housing Department.

10. The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad shall take necessary action to execute the above Model Housing Colony.

11. A copy of detailed layout/Building plan of IDH colony, Ammuguda, Pardhiwada, Bhagat Singh Nagar, Subash Chandra Bose Nagar slums in GHMC is enclosed herewith.

12. This order issues with the concurrence of Finance Department vide their No.338/PFS/2014, dated: 27/09/2014.

This order is available in T.S. Government Website www.goir.telangana.gov.in.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**Dr. T.RADHA,
PRINCIPAL SECRETARY TO GOVERNMENT (FAC)**

To
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

All the Cabinet Ministers, Telangana State
All the MP's, MLA's, MLC's of Hyderabad District.

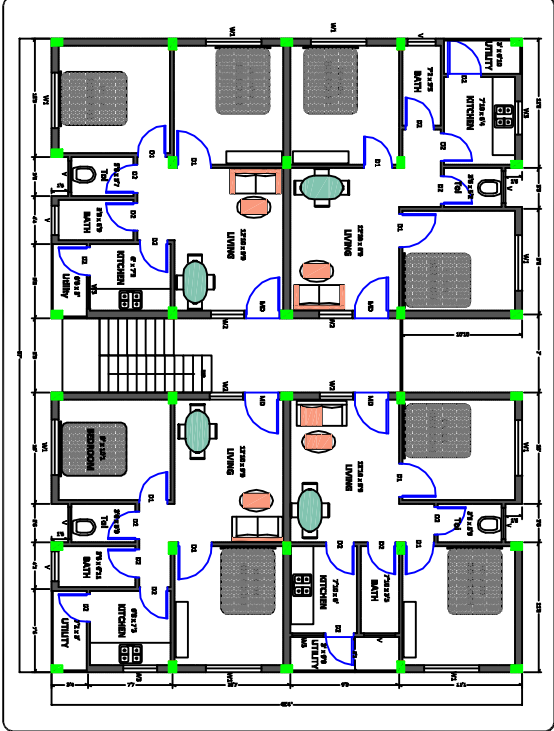
The H. W. Mayor, GHMC, Hyderabad.
 The Special Secretary to Chief Minister (Shri.Bhoopal Reddy)
 The Chief Secretary to Government, Government of Telangana, Secretariat, Hyderabad.
 The Chief Commission Land Administration, Telangana State.
 The Principal Secretary to Govt., Finance Department, Telangana Secretariat.
 The Principal Secretary to Govt., MA & UD Department, Telangana Secretariat.
 The Principal Secretary to Govt., Housing Department, Telangana Secretariat.
 The Principal Secretary to Govt., Scheduled Castes Development Department, Telangana Secretariat.
 The Principal Secretary to Govt., Tribal Welfare Department, Telangana Secretariat.
 The Secretary to Govt., Minorities Welfare Department, Telangana Secretariat.
 The Director, Scheduled Castes Development Department, Telangana State, Hyderabad.
 The Commissioner, Tribal Welfare Department, Telangana State, Hyderabad.
 The Commissioner, Minorities Welfare Department, Telangana State, Hyderabad.
 The Managing Director, Telangana State Housing Corporation Ltd. Hyderabad.
 The Commissioner, I&PR, Telangana State, Hyderabad.
 The District Collector, Hyderabad.
 The Advisor to Government, Welfare, Telangana State.
 Sri Deshapathi Srinivas, OSD, Chief Minister's Office.
 The Finance (EBS.III) Department, Telangana Secretariat.
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 SC/SF.

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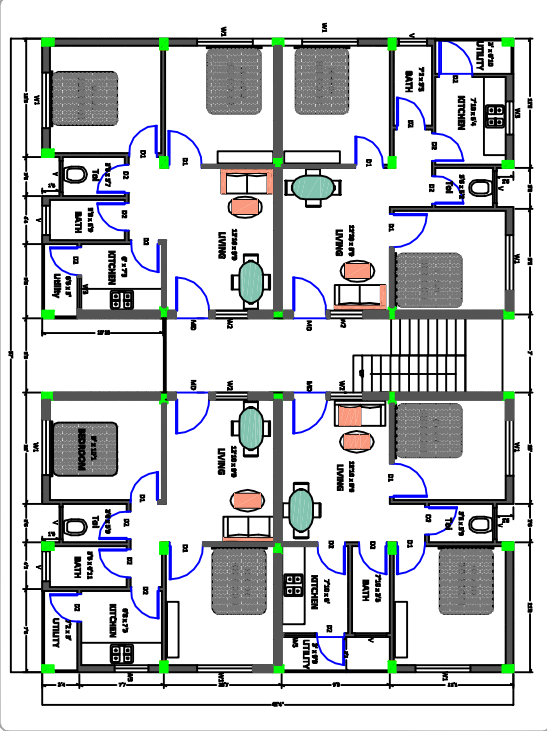
SECTION OFFICER.

Block Plans

Model - 1A



Model - 1B



Salient Features

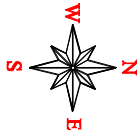
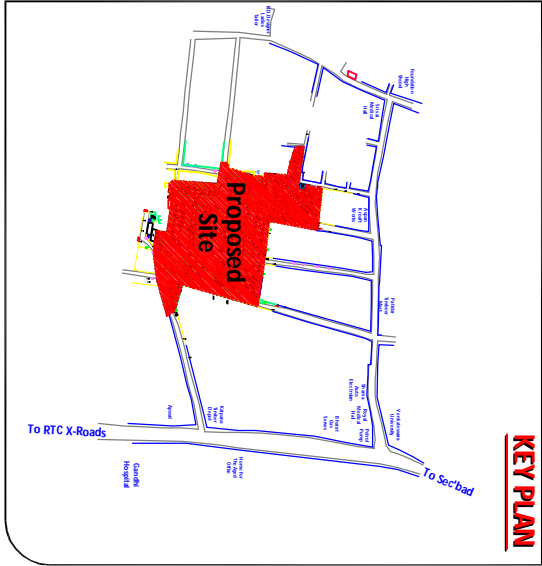
Layout Details

- Total No. of Blocks : 33 Nos.
- Total No. of DUs : 396 Nos.
- Length of 7.0m CC Roads : 337.69m
- Length of 5.5m CC Roads : 555.08m
- Length of 5.0m CC Roads : 89.83m

Block Details

- Total Ground (Covered) Area : 215.57 Sq.m
- Number of DUs in Each Floor : 04 Nos
- Number of Floors in each Block : G + 2 (3 Floors)
- Number of DUs in each Block : 12 Nos

KEY PLAN

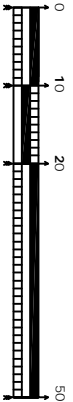


Areas of Proposed Layout		
Area of	Area in Sq.m.	Percentage
Residential Proposed Blocks	7113.81	29.76%
Residential Existing Blocks	2193.44	9.18%
Commercial	133.78	0.56%
Facilities	568.28	2.38%
Green Area	1071.76	4.48%
Roads	6114.68	25.58%
Open	6704.00	28.05%
Total	23900.00	100%

PROPOSED LAYOUT OF IDH COLONY,AMMUGUDA,PARDHIWADA,
BHAGATH SINGH NAGAR, SUBASH CHANDRA BOSE NAGAR SLUMS IN GHMC

REDEVELOPMENT (33 BLOCKS)

Scale in Meters






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The floor plan illustrates a four-unit residential building layout. The units are arranged in a 2x2 grid, with each unit containing a living area, kitchen, bathroom, bedroom, and utility space. The plan includes detailed dimensions for each room and overall unit measurements. Key features include:

- Unit Dimensions:** Each unit is 11'8" wide and 38' deep.
- Room Dimensions:**
 - Living: 12'10" x 9'9"
 - Kitchen: 7'10" x 6'4"
 - Bathroom: 7'2" x 3'5"
 - Bedroom: 10'9" x 9'3"
 - Utility: 3' x 6'10"
- Common Areas:** The plan shows a central staircase and common hallways.
- Exterior Walls:** The plan indicates the location of exterior walls and windows.

Schedule of Opening

LEGEND

	200mm Brick wall
	100mm Brick wall
MD	Main Door
D1	Room Door
D2	Toilet Door
W1	Kitchen window
W2	Room window
V	Ventilator
	Columns

Proposed Block Plan for Housing Scheme (2BHK) 4Units - Typical Floor Plan